| 074.0 | 0001 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,263,900 / 1,263,900 |
| | | | | | USE VALUE: | 1,263,900 / 1,263,900 |
| | | | | | ASSESSED: | 1,263,900 / 1,263,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 30 | | HODGE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MARINI LUCIANO S/MRLISSA B |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 30 HODGE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FRENCH ANTHONY /ETAL/TRS - |
| Owner 2: | 30 HODGE RD TRUST - |
| Street 1: | 30 HODGE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 11,717 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 3555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 11717.000 | 723,800 | | 540,100 | 1,263,900 |
| Total Card | 0.269 | 723,800 | | 540,100 | 1,263,900 |
| Total Parcel | 0.269 | 723,800 | | 540,100 | 1,263,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.53 | /Parcel: 355.5

## Legal Description

## User Acct

46514

## GIS Ref

## GIS Ref

## Insp Date

10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 074.0-0001-0001.0

!6175!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 723,800 | 0 | 11,717. | 540,100 | 1,263,900 | 1,263,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 547,300 | 0 | 11,717. | 540,100 | 1,087,400 | 1,087,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 562,400 | 0 | 11,717. | 462,900 | 1,025,300 | 1,025,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 562,400 | 0 | 11,717. | 432,000 | 994,400 | 994,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 562,400 | 0 | 11,717. | 370,300 | 932,700 | 932,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 540,100 | 0 | 11,717. | 331,700 | 871,800 | 871,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 540,100 | 0 | 11,717. | 307,100 | 847,200 | 847,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 540,100 | 0 | 11,717. | 292,800 | 832,900 | 832,900 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:58:46 |

## LAST REV

| Date | Time |
|---|---|
| 10/16/18 | 11:02:15 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6175

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FRENCH ANTHONY | 47322-490 | | 4/24/2006 | | 765,000 | No | No | | |
| FRENCH ANTHONY | 32345-90 | | 2/8/2001 | Family | 1 | No | No | | |
| | 10294-584 | | 6/20/1963 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 46514 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/20/2016 | 477 | Redo Bat | 30,000 | | | | | remodel master bat |
| 4/16/2009 | 241 | Addition | 101,500 | | | G10 | GR FY10 | BUILD 18X18 FAM RO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/8/2018 | Meas/Inspect | CC | Chris C |
| 6/30/2009 | Info Fm Prmt | BR | B Rossignol |
| 6/4/2009 | Measured | 189 | PATRIOT |
| 11/17/1999 | Inspected | 267 | PATRIOT |
| 11/5/1999 | Mailer Sent | | |
| 10/13/1999 | Entry Denied | 263 | PATRIOT |
| 7/28/1993 | | TH | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 11717 | | Sq. Ft. | Site | | 0 | 70. | 0.66 | 4 | | | | | | | | | 540,054 | | | | | | 540,100 | |

Total AC/HA: 0.26899 | Total SF/SM: 11717 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,054 | Spl Credit | Total: 540,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1937 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.02513397 |
| Const Adj.: | 1.00241208 |
| Adj $ / SQ: | 128.451 |
| Other Features: | 117000 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 758747 |
| Depreciation: | 34902 |
| Depreciated Total: | 723845 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

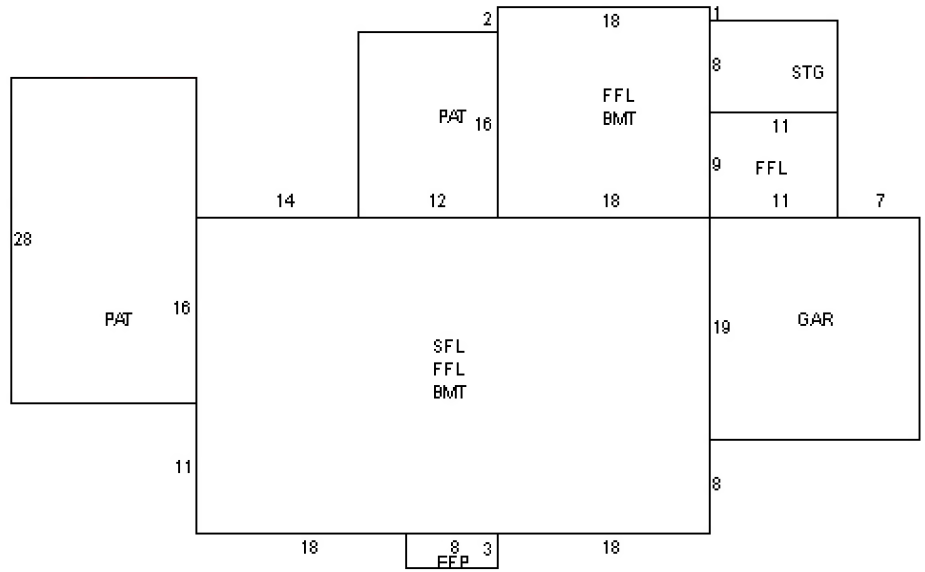
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 170.84 |
| Special Features: | 0 | Val/Su Net: | 133.91 |
| Final Total: | 723800 | Val/Su SzAd | 258.59 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,611 | 128.450 | 206,934 |
| BMT | Basement | 1,512 | 54.240 | 82,008 |
| SFL | Second Floor | 1,188 | 128.450 | 152,600 |
| PAT | Patio | 640 | 2.840 | 1,819 |
| GAR | Garage | 342 | 22.360 | 7,648 |
| STG | Storage | 88 | 8.290 | 730 |
| EFP | Enclos Porch | 24 | 72.780 | 1,747 |
| | Net Sketched Area: | 5,405 | Total: | 453,486 |
| Size Ad | 2799 | Gross Are | 5405 | FinArea 3555 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

## PARCEL ID

074.0-0001-0001.0

## IMAGE

AssessPro Patriot Properties, Inc

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|